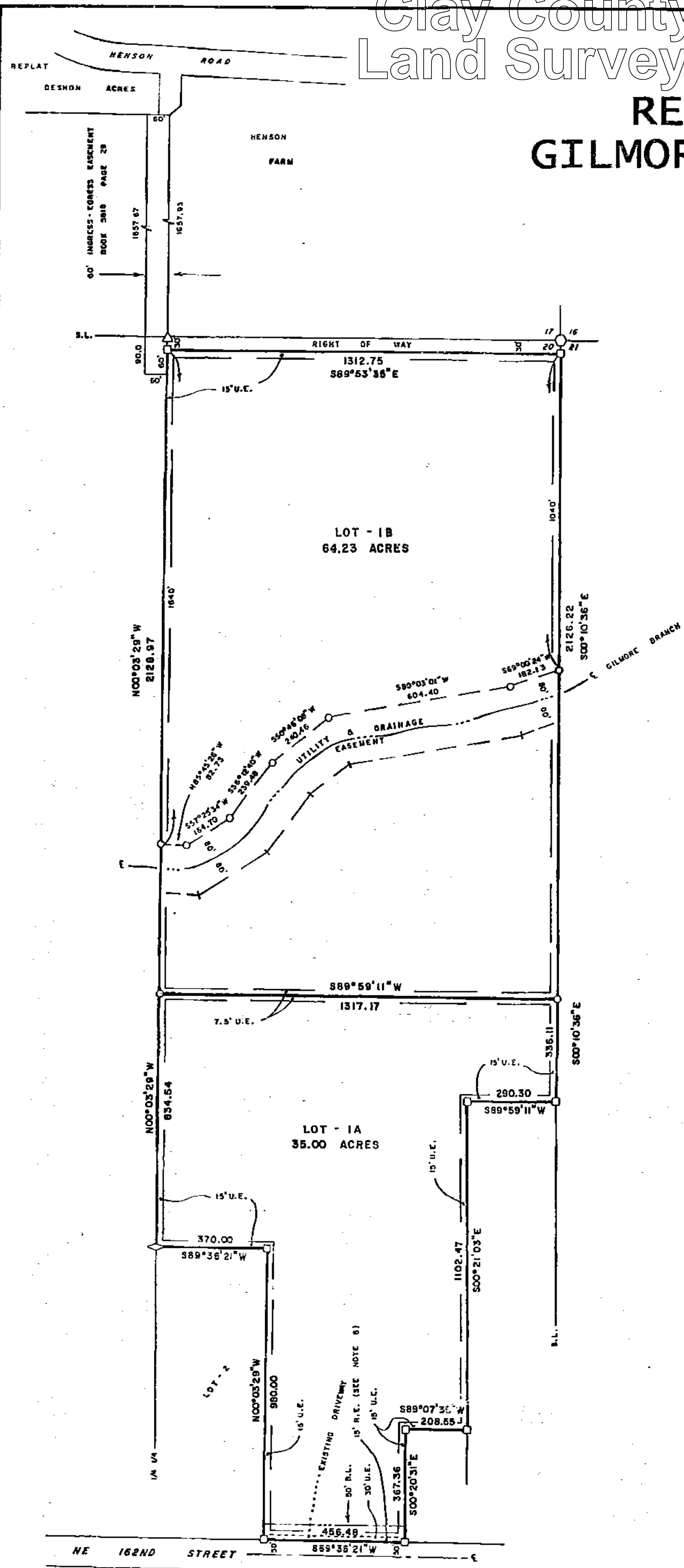


Clay County, Missouri Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 10/04/2007 at 11:24:05 AM
Instrument Number: 2007041141
Book: 0 Page: 32
Surveyor: Robert T. Seaver, Registered Professional Surveyor
Robert T. Seaver, Registered Professional Surveyor

REPLAT OF LOT 1 GILMORE BRANCH ESTATES FINAL PLAT



DESCRIPTION
All of Lot 1 in Gilmore Branch Estates, a subdivision in part of the East Half of the East Half of Section 20, Township 53 North of the base line, Range 31 West of the Fifth Principal Meridian, recorded in Plat Book 23 at Page 73 in Clay County, Missouri, containing 99.23 acres and subject to all easements, restrictions, reservations and right of ways of record.

DEDICATION
EASEMENTS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.) and a Northland trails dedicated easement. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as the REPLAT OF LOT 1, GILMORE BRANCH ESTATES and shall consist of a total of two (2) lots.

In testimony whereof, Larry H. Goodroad & Kari L. Goodroad, husband and wife, have subscribed their names on this 24th day of Sept, 2007.

Larry H. Goodroad Kari L. Goodroad
Larry H. Goodroad Kari L. Goodroad

Be it remembered on this 24th day of Sept, 2007, before me, a Notary Public in and for said State, personally appeared the above persons, whom executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

My Commission Expires

5-4-2009

Judi R. Ewing
Notary Public

JUDI R. EWING
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 4, 2009
Commission # 05706520

APPROVALS AND ACCEPTANCES

The REPLAT OF LOT 1, GILMORE BRANCH ESTATES has been submitted to and considered by the Clay County Planning Commission this 10th day of June, 2007.

David Clements D.M. Clements
Chairman Director

These easements & right-of-ways were accepted by the County Commission of Clay County, Missouri, on this 10th day of June, 2007. Resolution Number 2007-272.

Ed. Quirk Dug Lantz
Presiding Commissioner County Counselor

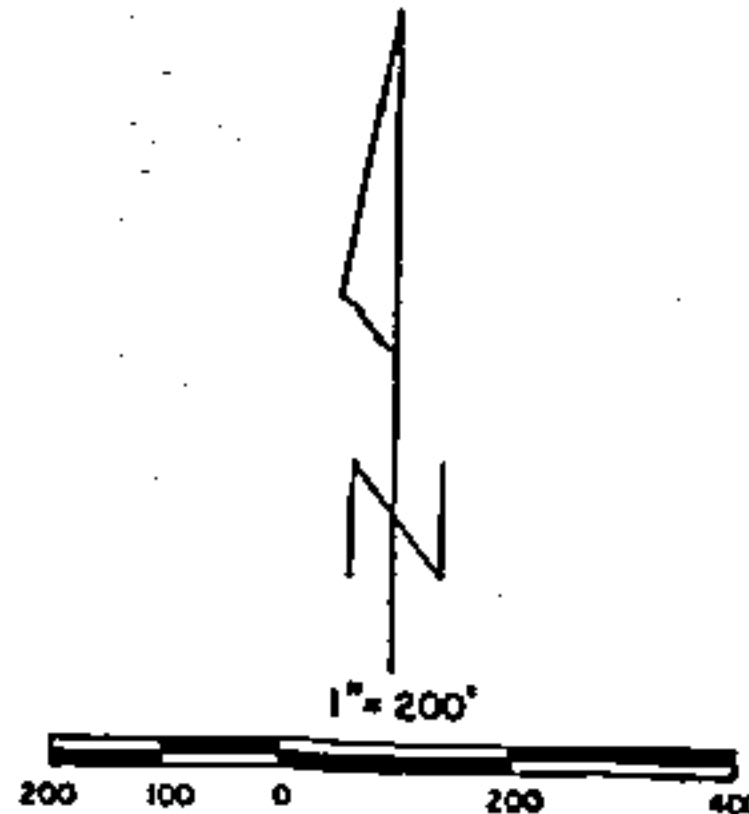
Larry H. Goodroad Kari L. Goodroad
Western Commissioner Attest: County Clerk

State of Missouri
County of Clay

This is to certify that this instrument was filed for record in the Recorder of Deeds Office on this 24th day of Sept, 2007, in cabinet 11461 sleeve 04.

Clay County Recorder

- NOTES**
- Owner: Larry and Kari Goodroad, 14212 Henson Road, Holt, Missouri 64048.
 - Record deed reference is Book 5747 Page 64.
 - Survey accuracy standard is type rural.
 - Bearing system is based on Gilmore Branch Estates, recorded in Plat Book 23 at Page 73.
 - Lot is in Flood Zone "X" (NOT in a Flood plain) per FEMA Community Panel Number 2900860040 C, Map Revised: April 16, 2003.
 - A 15 foot recreational easement consistent with the Northland Trails design guidelines shall be granted to Clay County for the purpose of developing part of trail c-2 of the Northland Trails Plan along the southern property line of Lot 1A, replat of Lot 1, Gilmore Branch Estates. Within the outer 25 feet of the drainage easement, biking, hiking paths and recreational uses approved by Planning and Zoning Director and the Clay County Parks Department are granted to Clay County.



- - BRASS CAP FOUND
- - STAKE FOUND
- ◇ - 3/8" BAR FOUND
- - 1/2" BAR FOUND
- - 1/2" BAR SET

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the current Missouri minimum standards for property boundary surveys.

Date: 9-26-07 Signed: Terry M. McCaless
Terry M. McCaless, P.L.S. #2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC. 805 EAST MAIN STREET PO BOX 63 RECHMOND, MO 64086 PHONE (816) 775-6343 FAX (816) 470-6343		
SURVEY FOR: LARRY GOODROAD Date: 9-1-2007 Field Book: 06-294 Project #: 07-9768		